



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

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## CITY COUNCIL

WILLIE WOOD, JR.  
PRESIDENT  
DISTRICT 2

ALBERT C. STRIPLIN  
PRESIDENT PRO TEMPORE  
DISTRICT 1

DENISE B. BROWN  
DISTRICT 3

JERRY STARNES  
DISTRICT 4

CLYDE CHAMBLISS, JR.  
DISTRICT 5

RAY C. BOLES  
DISTRICT 6

LORA LEE BOONE  
DISTRICT 7

## City of Prattville Board of Zoning Adjustment

The minutes of the February 10, 2015 regular meeting of the City of Prattville Board of Zoning Adjustment were approved.

Leo Jamieson, Chairman

March 10, 2015

Date

### PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-595-0500 ■ 334-361-3677  
FACSIMILE  
planning.prattvilleal.gov



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

## CITY COUNCIL

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RAY C. BOLES  
DISTRICT 6

LORA LEE BOONE  
DISTRICT 7

## CITY OF PRATTVILLE BOARD OF ZONING ADJUSTMENT A G E N D A February 10, 2015 4:00pm

### Call to Order:

### Roll Call:

Chairman Leo Jamieson, Vice-Chairman James Miles, Mr. Jerry Cimis, Mr. Mac Macready, and Mrs. Jerry Schanep.

### Election of Officers:

### Minutes:

January 13, 2015

### Old Business:

None

### New Business:

1. 150210-01      VARIANCE *District 3*  
To encroach 2' into the required 10' side yard setback.  
1509 Trolley Road  
R-2 Zoning District (Single Family Residential)  
Benny Stinson, Petitioner
  
2. 150210-02      USE-ON-APPEAL *District 2*  
To allow for church use.  
201 Highway 82 West  
B-3 Zoning District (Community Shopping)  
RGS Partners, LLC, Petitioner
  
3. 150210-03      VARIANCE *District 3*  
To encroach into the required 40' rear yard setback.  
531 Overton Drive  
R-2 Zoning District (Single Family Residential)  
John F. Curson, Petitioner
  
4. 150210-04      VARIANCE S *District 5*  
To extend the existing non-conforming use &  
To increase height over the required 25'.  
2201 Cobbs Ford Road  
FAR Zoning District (Forest, Agriculture & Recreation)  
2201 CFR, LLC, Petitioner

### Miscellaneous:

### Adjourn:

## PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-595-0500 ■ 334-361-3677  
FACSIMILE  
planning.prattvilleal.gov

*Approved 3/10/15*

**City of Prattville Board of Zoning Adjustment  
Minutes  
February 10, 2015**

**CALL TO ORDER:**

The regular meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:01 p.m. on Tuesday, February 10, 2015.

**ROLL CALL:**

Present: Chairman Leo Jamieson, Vice-Chairman James Miles, Mr. Gerald Cimis, Mr. Mac Macready, Mr. Jerry Crosby, and Mrs. Jerry Schannep. Absent: None.

***Quorum Present***

Staff present: Mr. Joel Duke, City Planner and Ms. Alisa Morgan, Secretary.

Chairman Jamieson stated the governing rules for the Prattville Board of Zoning Adjustment according to the *Code of Alabama, 1975* and the procedure of the meeting.

**MINUTES:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**VARIANCE**

**To encroach 2' into the required 10' side yard setback.**

**1509 Trolley Road**

**R-2 Zoning District (Single Family Residential)**

**Benny Stinson, Petitioner**

Mr. Duke provided the staff report for the variance request to encroach into the side yard. He stated that the property at 1509 Trolley Road is currently a vacant lot.

Benny Stinson, petitioner, presented his request to encroach 2' into the left side property line at 1509 Trolley Road. He stated that the variance would help remove the proposed building 4' from the existing 14' deep ravine encroaching on the property line between 1509 and the lot to the south.

Chairman Jamieson opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Cimis stated that he supports the variance request because of the condition and layout of the property.

After no further comments, questions, or discussion, the vote was called. The BZA voted unanimously to approve the request to encroach 2' into the required 10' (north) side yard setback on property at 1509 Trolley Road.

**USE-ON-APPEAL**

**To allow for church use.**

**201 Highway 82 West**

**B-3 Zoning District (Community Shopping)**

**RGS Partners, LLC, Petitioner**

Mr. Duke stated that the petitioner's representative submitted a written request via e-mail (made a part of the minutes) to be withdrawn from the agenda.

Mr. Cimis moved to withdraw the item at the petitioner's request. Mr. Macready seconded the motion.

The motion to withdraw passed unanimously.

**VARIANCE**

**To encroach into the required 40' rear yard setback.**

**531 Overton Drive**

**R-2 Zoning District (Single Family Residential)**

**John F. Courson, Petitioner**

Mr. Duke presented the staff report for the variance at 531 Overton Drive. He stated that the petitioner submitted a request to the Building Department for a permit to enclose the existing patio. Upon inspection of the property it was discovered that the existing patio-cover, which received a permit in 2007, is in violation of the zoning ordinance by 2'. He stated that the proposed variance request would validate the existing encroachment that was permitted without prior BZA approval.

John Cursor, petitioner, stated that he was requesting the 2' variance to clear up property line issues.

Chairman Jamieson opened the public hearing. There were none to speak. The public hearing was closed.

After no further comments, questions, or discussion, the vote was called. The BZA voted unanimously to approve the request to encroach 2' into the required 40' rear yard setback on property at 531 Overton Drive.

**VARIANCES**

**To extend the existing non-conforming use &**

**To increase height over the required 25'.**

**2201 Cobbs Ford Road**

**FAR Zoning District (Forest, Agriculture & Recreation)**

**2201 CFR, LLC, Petitioner**

Mr. Duke presented the request for the variances for 2201 Cobbs Ford Road. He stated that the petitioner has requested that the Board hold the item until the next meeting to allow time to present proper drawings sufficient for city staff review. He stated that a variance request is made for height increase and a variance request to extend the non-conforming use. He stated that the property is zoned FAR.

Mr. Duke stated that he believes, based on examination of permit records, that the sign was originally permitted as if the property was zoned B-4.

Kyle Glover, petitioner representative, stated that he constructed the existing sign in 1992. He stated that the petitioner request a delay of approval to allow board to review the drawings. He stated that

*Approved 3/10/15*

there are several solutions available to keep from having to raise the sign height and are willing to work with the adjacent property owners to resolve the obstructive issue with their sign.

Chairman Jamieson opened the public hearing.

Jon Lee Finnegan, 211 Deer Trace, spoke in opposition to the request. She stated that the petitioner's sign was blocked temporarily when traveling by the adjacent sign. She stated that she did not see a need for a height increase.

The public hearing was closed.

Mr. Cimis moved to table the item until the next meeting. Mr. Miles seconded the motion.

The motion to table passed unanimously.

**MISCELLANEOUS:**

**ADJOURN:**

After no further comments, questions or discussion the meeting was adjourned at 5:23 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary  
Board of Zoning Adjustment

PRATTVILLE BOARD OF ZONING ADJUSTMENT

**PETITIONER:** BENNY STINSON  
144 LIVINGSTON CIRCLE  
PRATTVILLE, AL 36066

**REQUEST:** VARIANCE TO ENCROACH 2' INTO THE REQUIRED 10' SIDE  
YARD SETBACK.  
1509 TROLLEY ROAD  
R-2 ZONING DISTRICT (SINGLE FAMILY RESIDENTIAL)

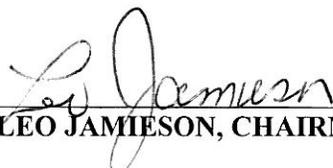
**ORDER**

The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on February 10, 2015 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the variance to encroach 2' into the required 10' side yard setback on property at 1509 Trolley Road.**

**IT IS THEREFORE ORDERED** the petition of Benny Stinson, 144 Livingston Circle, Prattville, AL is hereby approved.

**DONE THIS THE 10th DAY OF February 2015.**

**BOARD OF ZONING ADJUSTMENT**

  
\_\_\_\_\_  
LEO JAMIESON, CHAIRMAN

  
\_\_\_\_\_  
ALISA MORGAN, SECRETARY

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT  
PUBLIC HEARING  
SPEAKERS SIGN-IN SHEET**

**MEETING DATE:** February 10, 2015

**PETITIONER:** Benny Stinson

**ADDRESS OF PETITION:** 1509 Trolley Road

	NAME	ADDRESS
1.	<i>Benny Stinson</i>	<i>144 Livingston Circle Prville 36066</i>
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**CITY OF PRATTVILLE**  
Board of Zoning Adjustment

Planning Department Staff Report



<b>DATE:</b>	1/9/15
<b>APPLICATION TYPE:</b>	Variance (150210-01)
<b>PROPERTY LOCATION or DESCRIPTION:</b>	1509 Trolley Road
<b>PETITIONER(S) AND AGENT(S):</b>	Benny Stinson
<b>ZONING DISTRICT(S)</b>	R-2 (Single Family Residential)
<b>REQUESTED ACTION:</b>	To encroach 2' into the required 10 side yard setback.
<b>ZONING ORDINANCE REFERENCE:</b>	<b>Appendix A-Zoning Ordinance Section 71 Residential district requirements:</b> <b>R-2 District:</b> Minimum Yard Size Front yard - 35' Rear Yard – 40' Side Yard – 10'

CITY OF  
PRATTVILLE, AL

1509  
Trolley Rd

Scale: 1" = 200'



— STREETS

□ TAX PARCELS



Source: Esri, DigitalGlobe, GeoEye, iSat, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community





150210-01

City Of Prattville  
Planning and Development Department  
102 W. Main Street  
Prattville, AL 36067  
(334) 361-3614 Fax (334) 361-3677  
www.prattville.com

Variance  
To encroach 2' into the required 10' side yard setback

Application  
Prattville Board of Zoning Adjustment

Type:  Use-On-Appeal  Variance  Administrative Appeal

**Applicant /Agent Information**  
Notarized letter from the property owner is required if agent is used for representation

Name: Benny C. Stinson

Street Address: 1509 Trolley Road

City: Prattville State AL Zip: 36066

Phone Number(s): \_\_\_\_\_

**Property Owner Information**  
If different than above

Name: same

Address of Property Owner: 1318 S. Memorial Drive

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: 36067

Phone Number: (334) 365-0984 /

**Property Description**

County Tax Parcel Number/Legal Description: 19010210000990000

Current Zoning of Property: residential Physical Address: 1509 Trolley Rd.

Proposed Use of Property (generally): residential

Describe Proposed Use or Variance: Request a 2' variance of right side lot line in order to situate house correctly on site.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Prattville BZA Application  
Page 2

The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

**Hardship:** The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." *Code of Alabama, 1975, as amended. § 11-52-80(d) (3)*

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I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the *Code of Alabama, 1975, as amended.*

Benny C. Stinson  
Printed Name

Benny C. Stinson  
Signature

Date 12/23/2014

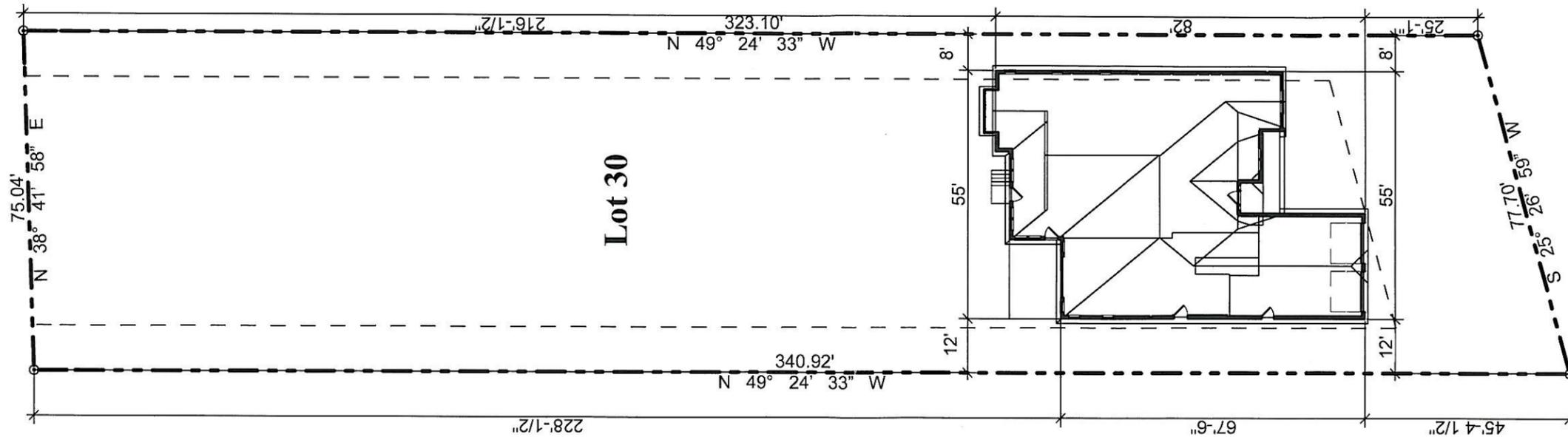
I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Benny C. Stinson, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 29<sup>th</sup> day of December, 2014.

Leslie Hedmond  
Notary Public

My commission expires 11-08-2015

# 150210-01/A

Variance  
To encroach 2' into the required 10' side yard setback



**TROLLEY RD.**

SP Sub-Lot

SCALE: 1" = 30'

K1

Review Set  
12/11/2014

(2014) Copyright Hudson Home Designs L.L.C. reserves all rights of plans, drawings, views and all modifications. These plans are not to be copied, changed and/or reproduced in any way without consent from Hudson Home Designs L.L.C. Purchasers of these plans are limited to a one time use of construction. In no way whatsoever does anyone have any building rights to these plans without purchasing them from Hudson Home Designs L.L.C. or authorized reseller for Hudson Home Designs L.L.C. Before starting construction Purchaser, Builder, Subcontractor and supplier must verify these specific field for any error that may need to be addressed and/or corrected. The Owner, Subcontractor and/or builder must obtain any structural issues from a licensed Engineer from that specific field. Hudson Home Designs L.L.C. must be notified of any human error prior to construction and must be given time to correct the errors prior to construction. All though these plans may have local, State and National codes labeled does not mean they are true to your city and/or State in which you are building in. Please let us know how we are doing. Our success depends on your satisfaction of these plans.

**PLAN:**  
A226-B1  
Hartman

**DIMENSIONS:**  
WIDTH: 55'-00"  
DEPTH: 84'7"

**FOOTAGE:**

1 First Floor:	2,904.3
2 Second Floor:	493.9
Basemt. Floor:	744.1
<b>TOTAL LIVING</b>	<b>4,142.3</b>
Car /Storage:	620.4
Porches,;	103.4
<b>TOTAL ROOFED</b>	<b>4,866.1</b>

**ROOMS:**  
FLOORS: 3  
BEDROOMS: 4  
BATHS: 3 1/2  
STORAGE: 1  
GARAGE/PORT.: 2



2074 Hwy 14 East  
Prattville, AL 36096  
Office: 334.365.4567  
Fax: 334.611.2020  
Email: hudson1@hhdplans.com

VISIT US ON THE WEB  
**HHDPLANS.COM**  
Custom Plans  
Stock Plans  
Outdoor Living  
Material Lists



**CONTACT:**

AT-10  
Layout

**150210-01/B**

Variance  
To encroach 2' into the required 10' side yard setback

STINSON CONSTRUCTION COMPANY  
1318 SOUTH MEMORIAL DRIVE  
PRATTVILLE, AL 36067  
334-365-0984

January 9, 2015

Prattville Building Department  
Alisa Morgan

Re: Variance application 1509 Trolley Road

The request for the two foot variance is needed because the house needs to be moved to the right to move away from a drainage gully.

Thank you,

Benny C. Stinson

## Morgan, Alisa

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**From:** lynn whited <lynnwhited@yahoo.com>  
**Sent:** Tuesday, February 10, 2015 12:37 AM  
**To:** Morgan, Alisa; Harold Whited; Patsy Gates; David & Josine Walter  
**Subject:** Re: BZA Application

Hello Ma'am,

As followup to our telecom this morning...please remove our request from Agape Lutheran Church Inc from the agenda for the Feb 10, 2015 Zoning Board meeting. The specific request was for the property at 201 Highway Bypass 82 West to be zoned for church use. The property is owned by RGS Partners LLC. Please let us know if you need any additional information. Thank you again for your help, Shannon

Shannon Whited  
Treasurer, Agape Lutheran Church

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**From:** "Morgan, Alisa" <Alisa.Morgan@prattvilleal.gov>  
**To:** "lynnwhited@yahoo.com" <lynnwhited@yahoo.com>  
**Sent:** Tuesday, December 23, 2014 10:04 AM  
**Subject:** BZA Application

Hello Lynn,

Attached is the application to request a **use-on-appeal** for a church use. The application fee is \$250. I will be out of the office next week. If you have any additional questions, you can call me or email me after I return January 5<sup>th</sup> or you may contact the City Planner, Joel Duke at 595-0500.

Merry Christmas & Happy New Year.

Thanks,  
Alisa

Alisa Morgan  
Subdivision/Zoning Clerk | City of Prattville Alabama  
102 West Main Street | Prattville, AL 36067  
334.595.0503 | FAX 334.595.0509  
[www.prattvilleal.gov](http://www.prattvilleal.gov)  
[alisa.morgan@prattvilleal.gov](mailto:alisa.morgan@prattvilleal.gov)

**PRATTVILLE BOARD OF ZONING ADJUSTMENT**

**PETITIONER:**           **JOHN F. COURSON**  
                                  **531 OVERTON DRIVE**  
                                  **PRATTVILLE, AL 36066**

**REQUEST:**               **VARIANCE TO ENCROACH 2' INTO THE REQUIRED 40' REAR**  
                                  **YARD SETBACK.**  
                                  **531 Overton Drive**  
                                  **R-2 ZONING DISTRICT (SINGLE FAMILY RESIDENTIAL)**

**ORDER**

The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on February 10, 2015 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the variance to encroach 2' into the required 40' rear yard setback on property at 531 Overton Drive.**

**IT IS THEREFORE ORDERED** the petition of John F. Courson, 531 Overton Drive, Prattville, AL is hereby approved.

**DONE THIS THE 10th DAY OF February 2015.**

**BOARD OF ZONING ADJUSTMENT**

  
\_\_\_\_\_  
**LEO JAMIESON, CHAIRMAN**

  
\_\_\_\_\_  
**ALISA MORGAN, SECRETARY**

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT  
PUBLIC HEARING  
SPEAKERS SIGN-IN SHEET**

**MEETING DATE:** February 10, 2015

**PETITIONER:** John F. Courson

**ADDRESS OF PETITION:** 531 Overton Drive

	<b>NAME</b>	<b>ADDRESS</b>
1.	<i>John F. Courson</i>	<i>531 Overton Dr.</i>
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**CITY OF PRATTVILLE**  
 Board of Zoning Adjustment

Planning Department Staff Report



<b>DATE:</b>	1/27/15
<b>APPLICATION TYPE:</b>	Variance (150210-03)
<b>PROPERTY LOCATION or DESCRIPTION:</b>	531 Overton Drive
<b>PETITIONER(S) AND AGENT(S):</b>	John F. Courson
<b>ZONING DISTRICT(S)</b>	R-2 (Single Family Residential)
<b>REQUESTED ACTION:</b>	Variance to encroach into the required 40' rear yard setback.
<b>ZONING ORDINANCE REFERENCE:</b>	<p><b>Appendix A-Zoning Ordinance Section 71 Residential district requirements:</b></p> <p><b>R-2 District:</b></p> <p>Minimum Yard Size</p> <p>Front yard - 35'</p> <p>Rear Yard – 40'</p> <p>Side Yard – 10'</p>

CITY OF PRATTVILLE, AL

531  
Overton Dr

Zoning: R-2

Scale: 1" = 100'



- STREETS
- TAX PARCELS





150210-03

Variance

To encroach into the required 40' rear yard setback

City Of Prattville  
Planning and Development Department  
102 W. Main Street  
Prattville, AL 36067  
(334) 361-3614 Fax (334) 361-3677  
www.prattvilleal.gov

**Application  
Prattville Board of Zoning Adjustment**

Type:  Use-On-Appeal  Variance  Administrative Appeal

**Applicant /Agent Information**

Notarized letter from the property owner is required if agent is used for representation.

Name: JOHN F. COURSON  
Street Address: 531 OVERTON DRIVE  
City: PRATTVILLE State AL Zip: 36066  
Phone Number(s): 365-1330, 590-6615 (cell)

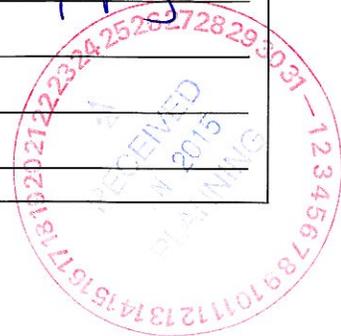
**Property Owner Information**

If different than above

Name: \_\_\_\_\_  
Address of Property Owner: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone Number: ( ) \_\_\_\_\_

**Property Description**

County Tax Parcel Number/Legal Description: LOT 3 PLAT #4C RIVERCHASE NORTH S/D  
Current Zoning of Property: R-2 Physical Address: 531 OVERTON DRIVE  
Proposed Use of Property (generally): PATIO ENCLOSURE  
Describe Proposed Use or Variance: PATIO COVER INSTALLED WITH ATTACHED PERMIT IN 2007. OUR INTENTIONS WERE TO ENCLOSE PATIO AT SOME FUTURE DATE. NOW WE CAN'T GET PERMIT BECAUSE IT DOESN'T MEET CODE. WE NEED VARIANCE TO PROCEED WITH ENCLOSURE. Existing patio is approx 38' from rear property line.



The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250). *N/A per Joel Duke*
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." Code of Alabama, 1975, as amended. § 11-52-80(d) (3)

OUR PLAN, FROM THE BEGINNING, WAS TO ENCLOSE OUR PATIO.  
WHEN THE COVER WAS BUILT IN 2007, WITH A PERMIT APPROVED BY  
THE CITY, THE ACTUAL DISTANCE FROM THE BACK PROPERTY LINE  
IS 38+ FT. NOW, WE CAN'T GET A PERMIT FOR THE ENCLOSURE.  
AND WITHOUT A VARIANCE, THE PROPERTY WOULD NOT  
BE ABLE TO BE SOLD.

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the Code of Alabama, 1975, as amended.

JOHN F. COURSON John F. Courson 1/23/15  
Printed Name Signature Date

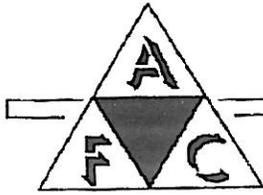
I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John F. Courson, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 23<sup>rd</sup> day of

January, 2015

Leslie Bealmond  
Notary Public

My commission expires \_\_\_\_\_

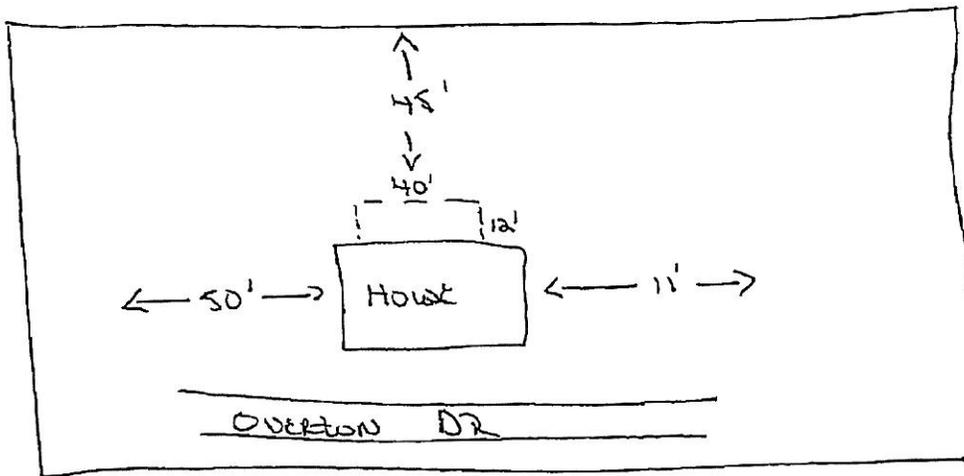
**My Commission Expires 11-08-2015**



# Aluminum Fabricators Co.

P.O. Box 681564 • 1302 S. Memorial Dr. • Prattville, AL 35068 • (334) 361-8447

Request For Permit



Company: Prattville Awning & Patio

Job Name: John Couson

Job Location: 531 Overton DR

Job Description: 40x12 patio top on existing slab

Job Cost: \$2000.00

271789  
15.25





Mr. Joel Duke, AICP  
City of Prattville  
City Planner  
101 West Main Street  
Prattville, Al 36067

Mr. Duke

In the matter before your office and the Board of Zoning and Adjustments concerning the off-site sign located at 2201 Cobbs Ford Road brought by CFR2201, LLC, We would like to request a thirty day postponement of the hearing. It has come to our attention that some of the necessary information did not reach your office in time for you or the board to have adequate time to review the information. We certainly want each of you to have the proper information and ample time for your study of that information. We would also request that Mr. Kyle Glover be considered our representative in this matter.

Thank you for your time and attention to these request. If Kyle may be of any assistance, please do not hesitate to call him. He can be reached at 334-799-1241.

*Renny Bolen*



**CITY OF PRATTVILLE**  
Board of Zoning Adjustment

Planning Department Staff Report

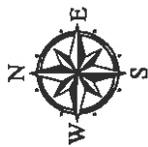


<b>DATE:</b>	1/28/15
<b>APPLICATION TYPE:</b>	Variance <b>(150210-04)</b>
<b>PROPERTY LOCATION or DESCRIPTION:</b>	2201 Cobbs Ford Road
<b>PETITIONER(S) AND AGENT(S):</b>	2201 CFR, LLC
<b>ZONING DISTRICT(S)</b>	FAR (Forest, Agriculture & Recreation)
<b>REQUESTED ACTION:</b>	Variances to extend the existing non-conforming use & to increase the sign height over the required 25'.
<b>ZONING ORDINANCE REFERENCE:</b>	<p><b>Appendix A-Zoning Ordinance Section 134 Business Districts, Office Districts and Manufacturing Districts Requirements</b></p> <p>High mount freestanding signs Maximum Height – 25'</p> <p><b>Section 135. Nonconforming signs.</b> (b) All nonconforming signs in existence or under construction with a valid building permit upon the effective date of this article may continue through the amortization period provided that: (4) The sign is not expanded or relocated</p>

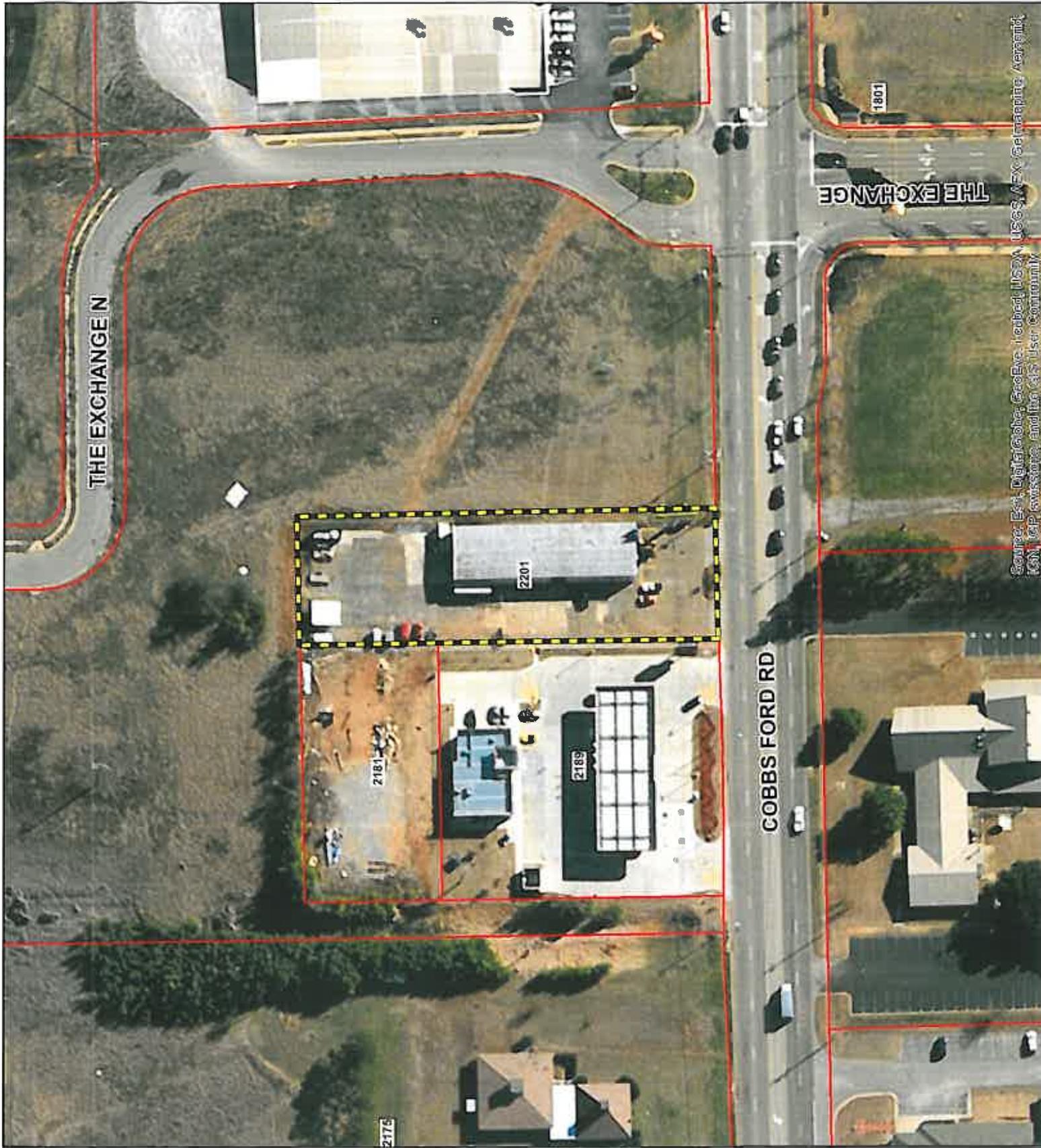
CITY OF  
PRATTVILLE, AL

2201  
Cobbs Ford Rd

Scale: 1" = 100'



— STREETS  
□ TAX PARCELS



Source: Esri, DigitalGlobe, GeoEye, IGN, AerIAL, USDA, USGS, AeroVantage, IGN, GIP, Swire, and the City of Prattville





150210-04

Variance

To extend the existing non-conformance use & to increase height over the required 25'

City Of Prattville  
Planning and Development Department  
102 W. Main Street  
Prattville, AL 36067  
(334) 361-3614 Fax (334) 361-3677  
www.prattvilleal.gov

Application  
Prattville Board of Zoning Adjustment

Application type:  Use-On-Appeal  Variance  Administrative Appeal

**Applicant /Agent Information**  
Notarized letter from the property owner is required if agent is used for representation.

Name: 2201 CFR, LLC

Street Address: 2201 Cobbs Ford Rd

City: Prattville State: AL Zip: 36066

Phone Number(s): 334-285-8117

**Property Owner Information**  
If different than above

Name: 2201 CFR, LLC

Address of Property Owner: 2201 Cobbs Ford Rd.

City: Prattville State: AL Zip: 36066

Phone Number: ( ) 334-285-8117

**Property Description**

County Tax Parcel Number/Legal Description: Attached

Current Zoning of Property: \_\_\_\_\_ Physical Address: 2201 Cobbs Ford Rd

Proposed Use of Property (generally): \_\_\_\_\_

Describe Proposed Use or Variance: Billboard needs to be raised five feet because the neighbors sign is blocking it. ~~When~~ Murphy USAs original site plan did not include a sign. Any changes to the site plan had to be approved by Ray and Ronny Boks. The sign was put up without their permission. To fix the problem we need to raise our sign five feet.

Height Variance

Prattville AL.  
36066

The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." Code of Alabama, 1975, as amended. § 11-52-80(d) (3))

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I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the Code of Alabama, 1975, as amended.

Ronny Boles                      Ronny Boles                      1-8-15  
 Printed Name                      Signature                      Date

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ronny Boles, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 8 day of January, 2015

Alicia D. Thulin  
 Notary Public  
 My commission expires 02/10/2016

150210-04/A

Variance

To extend the existing non-conformance use & to  
increase height over the required 25'

Statement  
of  
hardship

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**Morgan, Alisa**

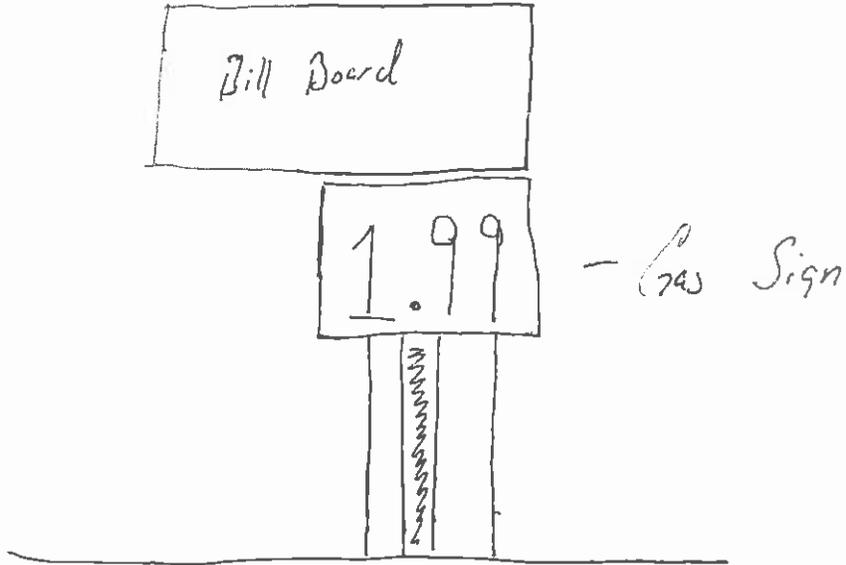
**From:** Prattville Carpet <prattvillecarpet@bellsouth.net>  
**Sent:** Monday, January 12, 2015 12:20 PM  
**To:** Morgan, Alisa  
**Subject:** sign

Prattville Carpet, Inc. needs to raise our sign five feet because Murphy gas station's sign is blocking ours. Their site plans which had to be approved by Ray and Ronny Boles did not include a sign. Once the sign was installed, it blocked Prattville Carpet's sign. Thank you.

# 150210-04/B

Variance

To extend the existing non-conformance use & to increase height over the required 25'



**AUTO SAVE TIRE & AUTOMOTIVE**  
157 N. Memorial Dr., Prattville  
Across from Domino's Pizza  
334-365-5808



100 Per Gallon

PET  
VIL  
LE

AUTO SAVE  
157  
AGRI

1.889  
FREE ATM  
DNJ

2.699  
DIESEL

AIR  
VAC

